101.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,500 / 700,500
					USE VALUE:	700,500 / 700,500
					ASSESSED:	700,500 / 700,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		TOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAMUELSON KAREN L
Owner 2:	HAWLEY GARY J
Owner 3:	
Street 1:	18 TOWER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MACKEY FIOANA -
Owner 2:	-
Street 1:	18 TOWER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,444 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Wood Shingle Exterior and 2882 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6444.000	271,200		429,300	700,500
Total Card	0.148	271,200		429,300	700,500
Total Parcel	0.148	271,200		429,300	700,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 243.06 | /Parcel: 243.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,100	0	6,444.	429,300	700,400	700,400	Year End Roll	12/18/2019
2019	101	FV	265,200	0	6,444.	435,500	700,700	700,700	Year End Roll	1/3/2019
2018	101	FV	265,200	0	6,444.	325,100	590,300	590,300	Year End Roll	12/20/2017
2017	101	FV	265,200	0	6,444.	294,400	559,600	559,600	Year End Roll	1/3/2017
2016	101	FV	265,200	0	6,444.	282,100	547,300	547,300	Year End	1/4/2016
2015	101	FV	219,700	0	6,444.	239,200	458,900	458,900	Year End Roll	12/11/2014
2014	101	FV	219,700	0	6,444.	226,900	446,600	446,600	Year End Roll	12/16/2013
2013	101	FV	219,700	0	6,444.	215,900	435,600	435,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACKEY FIOANA	37860-175		1/31/2003		471,000	No	No		
DUSSEY JOHN	31464-158		6/1/2000		400,000	No	No		
DUSSI JOHN J	23605-261		8/31/1993		236,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2016	523	Re-Roof	15,715					reroof
4/15/2003	267	Manual						FILL IN IN-GROUND

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	163	PATRIOT
4/2/2003	MLS	MM	Mary M
8/16/2000	MLS	MM	Mary M
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
8/24/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 65529
GIS Ref:
GIS Ref:
Insp Date: 08/07/18

!8129!

PRINT

Date	Time
12/10/20	22:42:50

LAST REV

Date	Time
08/29/18	11:13:52
apro	
8129	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	65529
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6444		Sq. Ft.	Site		0	70.	0.95	5									429,324						429,300	

Total AC/HA: 0.14793 | Total SF/SM: 6444 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 429,324 | Spl Credit | Total: 429,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	129.520
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392994
Depreciation:	121828
Depreciated Total:	271166

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

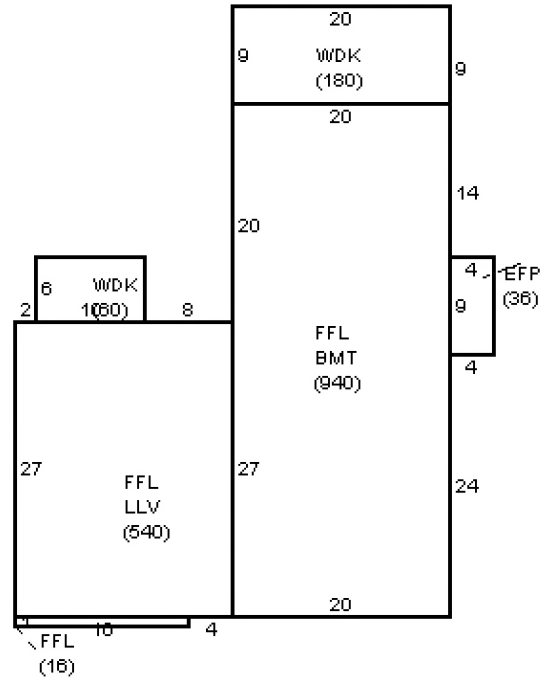
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	129.52
Special Features:	0	Val/Su Net:	83.39
Final Total:	271200	Val/Su SzAd	181.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,496	129.520	193,761
BMT	Basement	940	50.050	47,044
LLV	Lower Level	540	112.200	60,586
WDK	Deck	240	10.270	2,464
EFP	Enclos Porch	36	73.320	2,639

Net Sketched Area:	3,252			Total:	306,494
Size Ad	1496	Gross Are	3252	FinArea	2882

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	F	
LLV	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	